

# *Rolling Hills*

CHARMING ESTATES



Ref: TCR-086

Toscana - Arezzo - Cortona

PRICE: 380.000,00

Rolling Hills Italy  
Via Dell'Opio Nel Corso 62 - Montepulciano  
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## GENERAL INFORMATION

Surface: 140.00 Mq  
Bedrooms: 2  
Bathrooms: 2  
Swimming-pool: 1  
Land: 0.1 ha

Delightful 140 sqm villa for sale, near Cortona, with 2 bedrooms, 2 bathrooms, 1000 sqm garden and private 4X8 swimming pool.

This lovely villa enjoys great privacy as it is located in the heart of the Tuscan countryside, only a few minutes from the famous historic center of Cortona.

The surface of the property is 140 sqm, and is divided into two floors:

on the ground floor we find a delightful and spacious living room with a cozy fireplace, a lovely well-equipped kitchen, an elegant and spacious bathroom with shower, a utility room and a bright dining room.

On the upper floor we find the sleeping area, consisting of two spacious and bright double bedrooms and a splendid bathroom with a built-in bathtub.

Outside, the property is surrounded by 1000 square meters of garden, completely fenced to guarantee greater privacy, enriched by beautiful trees, flowers, plants and a lovely 4X8 swimming pool.

At the entrance of the house there is also a splendid shaded loggia, where you can dine with family and friends while enjoying the panorama of the magical Tuscany.

## STATE AND FINISHES

The villa is ready to move in! The current owners in fact made the first renovations in 2017 and in 2022 completed the property with innovations that not only increase the energy class of the property, but also make it completely independent and self-sufficient.

## SERVICES AND UTILITIES

The heating of the property is provided by a heat pump that allows both heating and cooling of the property, water is provided by 2 private wells, electricity is provided by a 6kW photovoltaic system, with 15 kW storage batteries, and there is also a charging station for electric cars.

## USES AND POTENTIAL

The villa is perfect as a holiday home, where you can spend unforgettable moments with friends and family, under the wonderful Tuscan sun.

## LOCATION

This enchanting villa is located in the heart of Tuscan hills, only 7 km from the outstanding town of Cortona.

The property is only 1 km from the nearest town, 4 km from the second nearest town where you can find every kind of comfort and service: train station, shops, cash machines, supermarket, bars, pharmacies and petrol stations.

Siena 50 min (60 km), Montepulciano 30 min (20 km), Lago Trasimeno 20 min (18 km).

Aeroporto più vicino: Perugia 44 min (57 km).



